

Town of Middleton
Board of Selectmen Meeting
with Heritage Commission
April 10, 2017

Approved By
Board of Selectmen



Called to order at 5:05 P.M

BOS Members Present: J. Hotchkiss, M. Schwarz, J. Bailey
Steve Bedard, John Mullen, Cheryl Kimball

J. Bailey opens meeting with wanting this meeting to be informational for all so no questions from the public till the end if time permits. J. Hotchkiss asked for an update regarding the Old Town Hall Renovation project. J. Mullen speaks about the list recently submitted to the Board. This list is not set in stone but is advisory. J. Mullen went over this list. Steve Bedard talks about when doing this kind of renovation for a small town it is all about trying to stretch the dollar. Plumber, electrician, there was not a charge up on their costs. S. Bedard feels that there should be money left over to assist with the kitchen. S. Bedard and his crew cannot start work until the end of August. His key parts are putting things back together in a certain way. Discussion on the second set of stairs that needs to be installed to bring the egress up to code. Some pews may need to be removed to meet that egress code. J. Bailey asked why there is not going to be sprinklers. S. Bedard says when it is a historical renovation there are exceptions to certain codes. Historically there was a second set of stairs in the building. Cheryl Kimball is working with LCHIP for approval on this and still keeps the building historical. S. Bedard states that this entire renovation revolves around the mural that is how the town was approved for the LCHIP Grant. Ceiling in the building has been re-secured. J. Hotchkiss asked about the staging that is currently in the upstairs of the building. S. Bedard states that when it is not needed anymore, they will remove the staging with a forklift the same way it was moved in, which was through the upstairs window. The staging belongs to the town and can be placed wherever the town chooses. J. Bailey asked if there was any other large equipment that would need to be passing around the building besides the forklift. J. Bailey concerned with repaving the lot and then having large trucks on it during the renovation. S. Bedard questions the drainage. This really needs to be addressed before the paving project. Equipment for the renovation should be minimal from here on. The storage pod can be moved to the front lawn if the paving needs to be done before the renovation is complete. J. Hotchkiss mentions how the townspeople just approved another \$60,000 to complete the matching grant and the kitchen floor is very dangerous and will not be fixed during the renovation. S. Bedard talks about how the kitchen floor will never be really level due to sloping. The interior needs to be jacked. There is only dirt supporting the kitchen foundation no concrete. Question on can the ceiling in the kitchen be fixed before the floor is leveled. S. Bedard feels fixing the floor will not change anything within the ceiling. J. Hotchkiss questions on repairs for the kitchen. Will the town need more funds? Cheryl Kimball believes there may be a grant for that but not LCHIP. J. Hotchkiss asked what thoughts are moving forward with the kitchen. J. Mullen thinks the kitchen may be too big. Maybe it should be changed to include a storage area. C. Kimball feels that the community should have input on how to move forward with the kitchen. J. Mullen still will have the wiring updated in the meantime. Once the electrical is completed, bathrooms can be installed. Then the walls can be prepped for paint. Library only needs bead board. Doors need installation and one door needs to be widened to be ADA accessible. J. Mullen questions where the ADA accessible door/ ramp should be. S. Bedard feels it should be the front door. Accessibility should not be different for anyone. J. Hotchkiss questions that since the building were raised, does the ramp now need to be longer? J. Mullen states that there are specific guidelines that need to be followed. Question on if the library will still be a library. C. Kimball feels that this as well should go out to the community. Once project is completed the town can make that decision. J. Caliri questions the timeline for completion. S. Bedard confirms the completion date of December 2017. S. Bedard talks about the central air

conditioning. There is a condenser already installed. S. Bedard mentions that insulation is usually not done during historical renovation projects since there are certain do's and don'ts with LCHIP on insulation. J. Hotchkiss brings up the location of the current generator on the side of the building. Should this be relocated? Relocation could cost possibly \$15,000 and that would be to just relocate the power. Should it be relocated to be closer to the highway garage? C. Kimball wants all to know that the town signed a stewardship agreement with LCHIP, which needs to be remembered when making any changes to this building in the future. J. Bailey asked if outside of building will be painted. S. Bedard advised that any new clapboard will. J. Mullen will be calling Dear River to come check furnace since the recent flooding concerns. Condenser should also be installed by Dead River since it was included in the contract.

Meeting adjourned at 5:55 PM.

Respectfully submitted by:

Laura Parker, BOS Secretary